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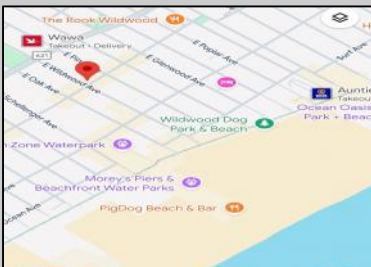


Berger Realty, Inc.
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**3210 Pacific
Wildwood, NJ 08260**

Asking \$7,999,000.00



COMMENTS

Rare opportunity to acquire a 20,000 SF, two-story commercial building located in the heart of Wildwood, NJ, just 2 blocks from the beach and steps from a major boardwalk entertainment pier. Situated in the Pacific Avenue Redevelopment Zone, a municipality-approved area designated for revitalization and growth, this property offers exceptional potential for redevelopment. Ideal for developers or investors, the site is well-suited for multi-family residential, mixed-use, or continued commercial use. With strong local support for redevelopment and its proximity to one of the Jersey Shore's most popular destinations, this asset offers unlimited upside. Pacific Ave Redevelopment Zone info found on City of Wildwood website

PROPERTY DETAILS

Exterior Block	OutsideFeatures Sign Other (See Remarks)	ParkingGarage None	OtherRooms Retail Store Utility Room Public Restroom
InteriorFeatures Display Window Freight Elevator Restroom	Heating Gas Natural	Cooling Other (See Remarks)	HotWater Gas



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